APPENDIX LIST

APPENDIX	DESCRIPTION
A	Supportive Housing for Families Set-Aside Requirements & Scoring
B	LIHTC QCT's, DDA's, Rural and Major Disaster Counties
C	Fee Schedule
D	Senior Living Revolving Loan Program Information
E	HOME Rental with LIHTC Requirements
F	Tax Credit Cap per LIHTC Unit
G	Ineligibility
H	Iowa ROSE Program Requirements
I	Iowa Opportunity Index Census Tracts
J	Building Standards - Codes
K	Authorized Signors (Awarded Projects Only)

APPENDIX A
SUPPORTIVE HOUSING FOR FAMILIES SET-ASIDE

PART 1 – REQUIREMENTS

SECTION 1 – GENERAL INFORMATION

1.1 PURPOSE

This set-aside is for a Project that shall provide permanent supportive housing for families experiencing homelessness. An Applicant applying for this set-aside shall not apply for the same Project in another set-aside or in the General Pool. If this set-aside is filled and the Project remains unfunded, the Project may not compete in any other set-aside or in the General Pool.

1.2 PROJECT REQUIREMENTS

Only one Application may be approved for the set-aside. The Project must meet all QAP threshold items, as well as the additional requirements of this set-aside, which will be determined by IFA in its sole discretion based on an individualized in-depth analysis of each Project.

The Project shall meet all QAP threshold items specific to the funding requested, unless otherwise specified. The Project shall meet any additional requirements of the Supportive Housing for Families set-aside (additional requirements will be determined by IFA at its sole discretion).

The Project shall reserve the required minimum number of Units to provide permanent supportive housing to families experiencing homelessness.

"Families experiencing homelessness" is defined for this set-aside as an individual or family who meets the definition of Homeless from the U.S. Department of Housing and Urban Development at 24 CFR Part 91.5.
"Homeless" Definition-Cornell Law

Homeless.

(1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

(i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;

(ii) An individual or family living in a supervised publicly or privately-operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or

(iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

(2) An individual or family who will imminently lose their primary nighttime residence, provided that:

(i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;

(ii) No subsequent residence has been identified; and

(iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;

(3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

(i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);

(ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;

(iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and

(iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or

(4) Any individual or family who:

(i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;

(ii) Has no other residence; and

(iii) Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

A Project shall meet the following requirements:

- Be new construction or adaptive reuse;
- Be a Family Project without age restrictions; and
- Reserve ten percent (10%) of the total Project Units (rounded up to the next full Unit) or four Units, whichever is greater, to persons experiencing homelessness. These Units shall be leased only to qualified families experiencing homelessness;
- Units reserved for this set-aside shall be dispersed throughout the Property and in different bedroom sizes rather than segregated;
- Provide adequate community space to allow for the delivery of any supportive services to be made available to tenants on-site, as applicable;
- The Units reserved for families experiencing homelessness shall remain reserved for this purpose through the entirety of the LURA.
- Partner with an IFA approved qualified service provider that provides supportive services to families experiencing homelessness in the proposed Project's market area and has the capacity to refer households qualified as Homeless to the Project; and
- Demonstrate a strong relationship with a qualified service provider that will provide supportive services to families experiencing homelessness that will reside in the Project. IFA shall review the written agreement between the entities to ensure that there is a commitment to an extensive and long-term working relationship. IFA will review the capacity of the Developer and qualified service provider to provide permanent supportive housing including their experience with such a Project.

SECTION 2 - QUALIFIED SERVICE PROVIDER INFORMATION AND REPORTING REQUIREMENTS

2.1 QUALIFIED SERVICE PROVIDER

The Applicant shall enter into a written agreement with the qualified service provider to provide supportive services to families experiencing homelessness who will reside in the Project. The Developer, property manager and qualified service provider shall enter into a written agreement to forge an extensive and long-term partnership to provide permanent supportive housing to eligible tenants.

2.2 QUALIFIED SERVICE PROVIDER CAPACITY DETERMINATION

The qualified service provider must be approved by IFA prior to application submission in order for the Project to be eligible for an award of Tax Credits. IFA reserves the right to deny approval to any proposed qualified service provider that has failed to comply with program requirements in the administration of any previous project funded by IFA through any of its programs.

The Applicant shall submit a completed Exhibit 1HSA - Qualified Service Provider Capacity Determination form and a complete copy of the qualified service provider's most recent independent audit (fiscal year 2019 or later) through the online Application on March 12, 2021. Within 10 business days IFA staff shall make a determination of the qualified service provider's capacity to carry out responsibilities related to the Supportive Housing for Families set-aside Project.

The qualified service provider must have:
(1) received a funding award since October 1, 2017, under one or more federal programs providing housing related services to families experiencing homelessness
(2) direct experience providing services to families experiencing homelessness within the city which the proposed Project will be located;
(3) the necessary experience, staffing and operational capability to deliver case management and services to families experiencing homelessness residing in the supportive housing Project; and
(4) demonstrated the capacity to provide an adequate number of eligible tenants to occupy the permanent supportive housing units set aside for families experiencing homelessness in the Project throughout the Compliance Period.

Collaborations or partnerships among agencies may be proposed to address the needs of supportive housing tenants as part of the capacity determination, although the lead qualified service provider must meet all threshold requirements for capacity determination.

Staff may request additional clarifying information to confirm the information submitted in the Exhibit. IFA reserves the right to verify information contained in the Exhibit and to discuss the Applicant's and Project qualifications. IFA also reserves the right to obtain and consider information from other sources concerning a qualified service provider and Project.

2.3 REPORTING REQUIREMENTS

The Project shall submit participant information for those tenants living in the Units designated for families experiencing homelessness, utilizing the Iowa Homeless Management Information System ("HMIS"), according to HUD's HMIS Data and Technical Standards. This includes minimum participant demographic information according to HUD's standards for "Other Permanent Housing (OPH)," which means permanent housing projects that are designated for homeless people that provide housing and services, but for which disability is not required for entry. If the qualified service provider qualifies primarily as a domestic violence service provider, the information shall be submitted in a database that meets HUD's standards as a comparable database.

SECTION 3 – UNDERWRITING

3.1 BASIS BOOST

The selected Project shall be eligible for a thirty percent (30%) basis boost and will be allowed to exceed the Tax Credit Cap per LIHTC Unit. The maximum Tax Credit amount that will be awarded to the one Project is $840,000.

3.2 SET-ASIDE RENTS

Set-aside Units will be underwritten assuming zero income.

PART 2 – SCORING (MAXIMUM 100 POINTS)

IFA will award scoring points based on information provided in the on-line Application. IFA shall make the final determination of the Applicant's score. In addition to the points awarded in the on-line Application, a threshold requirement of 50 points must be met under the criteria set forth below in Part 2 – Scoring – Sections 1-4.

SECTION 1 – TENANT CHARACTERISTICS AND SELECTION PROCESS (17 POINTS)

Describe the target population (families with children or adults) for the set-aside Units in the proposed Project. (5 points for families with children)

Describe the tenant eligibility screening criteria, including any disqualifiers, or prioritization criteria. (3 points)

Describe the outreach plan to bring potential tenants into the Project. If participating in a community's Coordinated Entry system, as defined by HUD, describe this. (A HUD Coordinated Entry Policy Brief is available here: https://www.hudexchange.info/resource/4427/coordinated-entry-policy-brief/). (3 points)

Describe proposed eviction mitigation practices for the supportive housing tenants. (3 points)

Describe the proposed plan to ensure effective communication among the developer, property manager, service provider, and all tenants. (3 points)

SECTION 2 – SUPPORTIVE HOUSING SERVICES PLAN (20 POINTS)

Describe how and where services will be provided to participants.
Accessibility and Availability of Services – 2 points each – maximum of 6 points

Required:

- Case Management
  - Assistance in obtaining:
  - mainstream benefits;
  - increased income; and/or
  - employment assistance and training.
- Financial Management/Budgeting
- *Any Additional Services

Additional Services – 2 points per additional service – maximum of 14 points

- SOAR Services
- Life Skills
- Describe Life Skills Services:
- Community Involvement/Social Support/Recreation
- Primary Health Services
- Education
- Describe Education Services:
- Chemical Dependency Services
- Mental Health Services
- Co-occurring Disorder Services
- Traumatic Brain Injury Services
- Physical Disability Services
- Childcare and other child services
- Legal Services
- Transportation other than Public Transportation

SECTION 3 – PARTICIPANT OUTCOMES (8 POINTS)

Describe planned participant outcomes and how they will be measured. (4 points Housing Stability Outcome Goals; 4 points Other Outcome Goals)

Housing Stability Outcome Goals	**Indicators/Measures**	**Data sources and measurement tools**
Example: *Long term homeless households will maintain stable housing.*	*80% of homeless households will maintain housing for six months or more.*	*HMIS length of stay data.*
Example: *Exits to permanent housing.*	*80% of homeless households who exit, exit to permanent housing*	*HMIS exit data.*

Other Outcome Goals	**Indicators/Measures**	**Data sources and measurement tools**
Example: *Maximize income and benefits for all households.*	*90% of households will apply for all benefits for which they are eligible within six months of program entry.*	*Case records, HMIS income data.*
Example: *Maximize income from employment for all households.*	*30% of households have increased income from employment within six months of program entry.*	*HMIS employment income data.*

SECTION 4 – OTHER SCORING (55 POINTS)

The Developer has completed a LIHTC project that includes Units reserved for the families experiencing homelessness, in such role, since July 1, 2015: 1 project – 5 points, 2 points for each additional completed project – up to 10 points. (Maximum of 15 total points)

The Developer, managing member and General Partner do not have an Identity of Interest with the qualified service provider. (10 points)

The property is appropriately zoned for the proposed Project. (4 points)

Describe the partnership between the Developer, property management company and qualified service provider, and any previous experience these entities have working together. (5 points)

Location Near Services – Public Transportation (shall indicate bus stop location) – the Project is located within one quarter (1/4) of one mile (4 points).

Project-based rental assistance from a source other than the Owner, Developer, property manager, qualified service provider or affiliated entities. The project-based rental assistance contract must be in place for a minimum of 5 years and must be a one hundred percent (100%) rent subsidy providing assistance equal to the established rent for the unit minus the tenant household's financial contribution.

Set-Aside Units Covered by a Project-Based Rental Assistance Contract	
One Set-Aside Unit	1 point
Two Set-Aside Units	2 points
Three Set-Aside Units	3 points
Four Set-Aside Units	4 points

Describe efforts taken to date to inform residents and solicit neighborhood feedback/input on the proposed project. (5 points)

SECTION 5 – 2020-21 QAP SECTION 6 - SCORING NOT AVAILABLE IN THE SUPPORTIVE HOUSING FOR FAMILIES SET-ASIDE (ALL OTHER 2020-21 QAP THRESHOLD AND SCORING ITEMS APPLY)

6.1.4 Provides an Opportunity for Homeownership

6.3.3.1 Federal Project-Based Rental Assistance

APPENDIX B
LIHTC QUALIFIED CENSUS TRACTS (QCTS) AND DIFFICULT DEVELOPMENT AREAS (DDAS), RURAL COUNTIES, AND MAJOR DISASTER COUNTIES
QCT & DDA's EFFECTIVE 1-1-2021

SECTION 1 – QCTs AND DDAs

A. METRO QCTs

Ames MSA
Story County
5.00, 7.00, 13.01

Cedar Rapids MSA
Linn County
10.03, 19.00, 22.00, 27.00

Council Bluffs MSA
Pottawattamie County
306.02, 307.00, 309.00

Davenport MSA
Scott County
106.00,107.00,108.00, 109.00, 110.00, 112.00, 113.00

Des Moines-West Des Moines MSA
Dallas County
503.00, 504.00

Des Moines-West Des Moines MSA
Polk County
1.01, 11.00, 12.00, 17.00, 21.00, 26.00, 28.00, 29.00, 39.01, 40.01, 44.00, 46.02, 47.02, 48.00, 49.00, 50.00, 52.00

Dubuque MSA
Dubuque County
1.00, 5.00, 7.01

Iowa City MSA
Johnson County
2.00, 3.02, 6.00, 11.00, 16.00, 17.00, 21.00

Sioux City MSA
Woodbury County
12.00, 13.00, 14.00, 15.00, 36.00

Waterloo-Cedar Falls MSA
Black Hawk County
1.00, 3.00, 5.00, 7.00, 8.00, 9.00, 16.00, 17.01, 17.02, 18.00, 23.03, 23.04

B. NON-METROPOLITAN STATISTICAL AREAS - QCT

Appanoose County
9503.00

Clinton County
1.00, 3.00

Des Moines County
3.00, 4.00

Floyd County
4804.00

Lee County
4908.00, 4909.00, 4910.00

Marion County
305.00

Mahaska County
9507.00

Monona County
9603.00

Montgomery County
9603.00

Muscatine County
510.00

Page County
4902.00

Wapello County
9602.00, 9605.00, 9606.00, 9610.00

Webster County
3.00, 4.00, 5.00, 7.00, 9.00

C. METROPOLITAN DIFFICULT DEVELOPMENT AREAS (DDAs)

Des Moines – West Des Moines, IA MSA
DDA ZCTA - 50323

SECTION 2 – RURAL COUNTIES

Rural: Any city located in this state, except those located wholly within one or more of the eleven most populous counties in the state, as determined by the most recent population estimates issued by the United States Census Bureau. Iowa Data Center - Population Estimates

The following are the 11 most populous counties in the state, as determined by the most recent population estimates issued by the United States Census Bureau and therefor are not considered Rural.	
Polk	Story
Linn	Dubuque
Scott	Pottawattamie
Johnson	Dallas
Black Hawk	Warren
Woodbury	

SECTION 3 – MAJOR DISASTER COUNTIES

Counties that have been declared a major disaster by the president of the United States on or after March 12, 2019, and that is also a county in which individuals are eligible for federal individual assistance. FEMA Disaster Listings

Iowa Severe Storms & Flooding (DR-4421)				
March 23, 2019	**Added 4/12/2019**	**Added 5/8/2019**	**Added 5/11/2019**	**Added 7/10/2019**
Fremont	Pottawattamie	Louisa	Scott	Muscatine
Harrison	Shelby			
Mills				
Monona				
Woodbury				
Iowa Severe Storms (DR-4557)				
Boone	Story	Polk	Jasper	Marshall
Tama	Poweshiek	Benton	Linn	Cedar
Scott	Clinton			

APPENDIX C
FEE SCHEDULE

As stated in Section 3.8 – Fees, IFA shall collect the fees described below for the LIHTC Program. Electronic payment of the fees is required. An Application shall not be accepted unless the Application fee accompanies the Application. The reservation fee will be due within 30 calendar days after the Tax Credit Reservation Date. If the date that the reservation fee is due falls on a weekend or holiday, the fee is due on the next business day. The Carryover Allocation Agreement shall not be valid until the reservation fee is paid to IFA. If the reservation fee is not received, IFA may withdraw the Tax Credit Reservation from the Applicant. IFA will not issue an IRS Form 8609 until the initial compliance monitoring fee is paid in full. All fees are nonrefundable.

Fee Type	All Applicants
Market Study Fee	\$5,500 – Family/Older Persons Project located in one PMA. \$2,700 – Scattered Site Project for Family/Older Persons Project located in a separate PMA.
Appraisal Fee	\$4,500 - Acquisition/Rehab Project \$3,500 - Land Value Only
Application Fee	\$2,750
Change in Application Fee	\$1,000 each time the Applicant submits a revised Application that changes the Tax Credit amount requested, or requests amendments or changes to the Application under Sections 8.2 – Changes to the Application After Award, 8.3 – Material Changes or 8.8 – Destruction of a Project Prior to Placement-In-Service.
Reservation Fee	One percent (1%) of the total 10-year Tax Credit amount.
Late Submission of either the Carryover- Ten Percent (10%) Test Application or the IRS Form 8609 Application	If a late submission of the Carryover-Ten Percent (10%) Test or the IRS Form 8609 Application is allowed by IFA, the Applicant will be billed \$5,000. Approval of late submissions by the LIHTC Manager is required prior to either Application due date.
Filing of the LURA and LURA amendments	The Applicant will be billed for actual cost for filing of the LURA with the county that the Property(ies) is/are located.
IRS Form 8609 Application Fee	Eleven hundredths of one percent (.11%) of the total 10-year Tax Credit amount based on the IRS Form 8609 Application will be due prior to issuance of the IRS Form 8609.
Amended IRS Form 8609 Fee	\$1,000
Legal Fees	Legal fees incurred by IFA with respect to the Project will be assessed and billed to the Applicant. Legal fees of IFA's in-house counsel will be billed at the rate of \$150 per hour. Legal fees of outside counsel will be billed at the rate charged to IFA. Fees and expenses in cases of unsuccessful appeals will be assessed and billed to the Applicant.
Construction Monitoring Fees	A \$2,800 construction monitoring fee will be due with the Carryover-Ten Percent (10%) Test Application. If a Carryover- Ten Percent (10%) Test is not necessary; the construction monitoring fee will be due with the IRS Form 8609 Application.

Fees for Failed and Missed Inspections	IFA will typically conduct five site visits consisting of four inspections and one preconstruction meeting. IFA may elect to conduct additional inspections at its discretion. There will be an additional $500 fee for any re-inspection when one or more items failed the inspection and warrant a return visit to the site(s). Some potential reasons include, but not limited to, the following; (1) the site is not ready for the inspection requested; (2) items are in place that don't meet requirements for points in the application; (3) items are in place that don't meet threshold; (4) items that are missing; and (5) significant changes are in place that were not approved by IFA per Section 8.1.4. There will be an additional $500 charge for any missed inspections or preconstruction meetings when IFA's construction analyst is not notified by email five business days in advance.
Compliance Monitoring Fee	$30 per Unit x number of total Project Units; submitted annually on or before January 31 for each year of the Compliance Period and the Extended Use Period (if applicable). (Example: $30 per Unit x 24-Unit Project = $720.00 paid annually for 30 years.) Additional fees may apply if the Ownership Entity does not successfully elect to treat a Project as a multiple building Project on the IRS Form 8609, if eligible to do so. Annual rate increases may apply. Other fees as provided in the IFA compliance manual. The first annual payment shall be submitted with the IRS Form 8609 Application. The Ownership Entity has the option of paying the compliance monitoring fee in advance for the entire Compliance Period and the Extended Use Period (if applicable); however, additional fees may be assessed to the Property during the Compliance Period and Extended Use Period if annual rate increases are applied during that time.

APPENDIX D
SENIOR LIVING REVOLVING LOAN FUND

Purpose: This loan program is to assist in the development of affordable assisted living and service enriched affordable housing for seniors and persons with disabilities. The loans can be used for the construction period and the permanent loan. This program is administered following the rules established in 265—Chapter 20.

This loan program is available for senior housing projects that receive an allocation of 9% tax credits, and successfully finalize a syndication or direct investment agreement for the purchase of tax credits.

Available funds: At least $2,000,000.

Amount of Loan: The maximum loan amount is $1,000,000 and the minimum loan amount is $100,000.

Loan Terms: The maximum loan term and amortization period are 30 years. The interest rate is 1%. Loans will be secured by a first mortgage.

Debt Service Ratio: 1.25:1 for IFA's first mortgage (minimum of 1.20:1 overall), as calculated by the Authority.

Fees: No additional fees are due at the time of application. A commitment fee of 1% and an inspection fee of .5% of the loan amount are due upon acceptance of the commitment for the construction loan. A commitment fee of 2% of the loan amount is due upon acceptance of the commitment for the permanent loan.

Instructions:
If applying for this funding source:
1. The online Application must have the Senior Living Revolving Loan box checked on the Project Description Tab with the loan amount and terms listed on the Funding Sources Tab.
2. In the event that insufficient funds are available for a project, provide an alternative funding source with a commitment letter and save under Exhibit 5T or 6T. Provide a 15 year proforma and sources and uses with the alternative sources of funds and save under the same Exhibit 5T or 6T. The LIHTC amount is required to stay the same for both scenarios.

APPENDIX E
HOME RENTAL WITH LIHTC REQUIREMENTS

Both new construction and rehabilitation (including conversion and preservation) of rental Units are eligible activities. Transitional housing is also an eligible rental activity.

This loan program is available for Rural housing Projects as defined in the 2020-21 QAP, Part D – Glossary.

All HOME-assisted Units shall be rented to households with incomes at or below 80% of the Area Median Income (AMI). At initial occupancy, 90% of the Units shall be rented to households with incomes at or below 60% AMI and, for Projects with five or more HOME-assisted Units, at least 20% of the Units shall be rented to households with incomes at or below 50% AMI. A link to the AMI levels by county is on the IFA website.

All HOME-assisted Units must rent at the lesser of the area fair market rents established by HUD or at the high HOME rent limit. For Projects with five or more Units, 20% of the HOME-assisted Units shall rent at the lesser of the fair market rent or the low HOME rent limit. If tenants will pay their own utilities, then a utility allowance must be included in rent calculations.

HOME-assisted Units must remain affordable for a specific period. The affordability periods are 20 years for all newly constructed Units; 15 years for rehabilitated Units receiving over $40,000 per Unit; 10 years for rehabilitated Units receiving $15,000 to $40,000; and 5 years for rehabilitated Units receiving less than $15,000. Long-term affordability for rental activities must be secured by covenants and deed restrictions.

The maximum amount of HOME assistance per rental Unit is the HOME Maximum Per-Unit Subsidy Limit found on the IFA website. The maximum amount of HOME assistance per LIHTC Project is $500,000. The minimum amount of HOME available this round is TBD.

Guidance provided by HUD concerning utility allowances for HOME-assisted Units requires that IFA provide or approve the utility allowance for any HOME-assisted Unit that is not required to utilize a utility allowance from another federal source. HOME does not allow the use of utility allowances provided by a local PHA. IFA is utilizing the HUD Utility Schedule Model as the method in which to comply with this rule change. IFA will provide the utility allowance to the property owner on at least an annual basis. The provided utility allowance is required to be used during its effective dates for gross rent calculations. To help minimize the number of utility allowances required for a property, IFA will also require that the utility allowance be applied to all LIHTC Units not required to utilize a utility allowance from another federal assistance program. To request the utility allowance for your project please contact Julie Noland at julie.noland@iowafinance.com.

The HOME Applicant shall obtain a Final Title Guaranty Owner Certificate on the real estate of the Project from the IFA's Iowa Title Guaranty Division prior to submittal of the IRS Form 8609 package. The Ownership Entity shall obtain, at a minimum, a Final Title Guaranty Certificate with an amount of coverage that is not less than the value of the land and pre-existing improvements, if any, combined with the total Hard Construction Costs of the Project.

Compliance with HUD Environmental Noise Requirements (24 CFR Part 51, Subpart B). Applicants shall take into consideration the noise criteria and standards in the environmental review process (24 CFR Part 51, Subpart B) and consider corrective actions when noise sensitive land development is proposed in noise exposed areas. Noise Abatement and Control. The requirements set out in Section 51.104(a) are designed to ensure that noise sensitive projects do not have an interior noise level that exceeds the 45 decibels (dB) level established as a goal in Section 51.10 (a)(9). Complete the IFA form included in Appendix E – HOME Requirements and if a noise sensitive condition exists for the project, a noise assessment that meets HUD federal requirements must be included in your application.

Floodplain and wetland. HOME does not allow a Project to be located within a flood hazard area or a wetland. Include a FEMA FIRMette map to indicate that the Project site will not be within a flood hazard area and a wetland map showing the project site will not be within a wetland.

APPENDIX F
TAX CREDIT CAP PER LIHTC UNIT

As stated in Section 4.9 – Tax Credit Cap per LIHTC Unit, the maximum amount of Tax Credits per LIHTC Unit is limited.

Acquisition/Rehab	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
	$7,874	$9,708	$10,904	$13,658	$14,841

New Construction – Adaptive/Reuse	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
	$10,282	$12,832	$15,137	$17,819	$19,594

The Tax Credit Cap may be increased by the same percent as the basis boost, as defined in Section 4.10 – Basis Boost, a Project is eligible for, up to thirty percent (30%). The maximum Tax Credit award to any one Project shall be $840,000 as stated in Section 2.3.2 – Project Cap.

APPENDIX G
INELIGIBILITY

5.17 Ineligibility. Significant Parties and Affiliates thereof are subject to being deemed ineligible to participate in the LIHTC Program as set forth below. IFA staff may reduce the ineligibility period as to any given Significant Party, under Sections 5.17.1.2, 5.17.2 and 5.17.3 if such reduction is deemed to be in the best interests of IFA and affordable housing.

5.17.1 Period not Less Than Five Years. The following Significant Parties and Affiliates thereof and the Projects with which they are associated shall be ineligible to participate in the LIHTC Program and shall not receive a Tax Credit Reservation for a period not less than five years from the date of determination of ineligibility; such parties may also be denied a Tax Credit Allocation at Carryover time or an IRS Form 8609 for the same period of time (in determining ineligibility, IFA shall consider conduct occurring up to five years prior to the effective date hereof):

5.17.1.1 Significant Parties and Affiliates thereof who have been convicted of, entered in an agreement for immunity from prosecution for, received a deferred judgment or suspended sentence or judgment for, or pled guilty, including a plea of no contest, to a crime including any of the following:

- fraud,
- tax fraud,
- embezzlement,
- bribery,
- payments of illegal gratuities,
- perjury,
- false statements,
- racketeering,
- blackmail,
- extortion,
- falsification or destruction of records, or
- a crime of violence related to any housing Project.

5.17.2 Period not Less Than Three Years. The following Significant Parties and Affiliates thereof and the Projects with which they are associated shall be ineligible to participate in the LIHTC Program and shall not receive a Tax Credit Reservation for a period of not less than three years from the date of determination of ineligibility; such parties may also be denied a Tax Credit Allocation at Carryover time or an IRS Form 8609 for the same period of time (in determining ineligibility, IFA shall consider conduct occurring up to three years prior to the effective date hereof):

5.17.2.1 Any Significant Party and any Affiliate thereof that intentionally or negligently misrepresents or omits any material fact in its LIHTC Application or in any other written communication with IFA.

5.17.2.2 Any Significant Party and any Affiliate thereof that has an uncorrected default of any agreement between the Significant Party and IFA.

5.17.2.3 Any Significant Party and any Affiliate thereof who has been removed as a General Partner/ managing member by the equity investor from any previously approved LIHTC Project in Iowa or any other state.

5.17.2.4 Developers, Ownership Entities and the General Partners/managing members and any Affiliates thereof, or any other persons determined by IFA to have an Identity of Interest or of personnel with any thereof, for whose Project an incorrectly completed IRS Form 8609 was submitted. The Owner completed IRS Form 8609 shall match the terms agreed upon in the LURA.

5.17.3 Period Not Less Than One Year. The following Significant Parties and Affiliates thereof and the Projects with which they are associated shall be ineligible to participate in the LIHTC Program and shall not receive a Tax Credit Reservation for a period of not less than one year from the date of determination of ineligibility; such parties may also be denied a Tax Credit Allocation at Carryover time or an IRS Form 8609 for the same period of time (in determining ineligibility, IFA shall consider conduct occurring up to one year prior to the effective date hereof):

5.17.3.1 Significant Parties and Affiliates thereof who have Materially Participated in any Project that has had unsatisfactory performance, in Iowa or any other state, with a state-sponsored or housing-related assisted program, as determined by IFA. This includes parties with loans under any IFA program that are 60 days or more delinquent or have received more than two delinquency notifications in the previous 12 month period.

5.17.3.2 Significant Parties and Affiliates thereof who have served as an officer, director, General Partner/managing member, accountant, architect, engineer, management agent, financial consultant, or any other consultant of any Entity that has unsatisfactory performance, in Iowa or any other state, with a state-sponsored or housing-related assistance program, or under any agreement or loan, as determined by IFA. This includes Entities with loans under any IFA program that are 60 days or more delinquent or have received more than two delinquency notifications in the previous 12 month period.

5.17.3.3 Significant Parties and Affiliates thereof who have been declared ineligible or otherwise debarred from any housing-related assistance program by any Iowa state agency, by any LIHTC allocating agency of any other state, or by any federal agency.

5.17.3.4 Developers, Ownership Entities and the General Partners/managing members, and any Affiliates thereof, and consultants or any other persons determined by IFA to have an Identity of Interest or of personnel with any thereof, who have Materially Participated in a Project for which Tax Credits awarded in a prior nine percent (9%) Tax Credit round were returned to IFA in the previous calendar year prior to the closing of such Project's equity investment. An Ownership Entity or Developer who returns excess Tax Credits at the time of the IRS Form 8609 issuance or returns four percent (4%) Tax Credits at any time, will not be disqualified from participating in the current Tax Credit funding round.

5.17.3.5 Developers, Ownership Entities and the General Partners/managing members, and any Affiliates thereof, and consultants or any other persons determined by IFA to have an Identity of Interest or of personnel with any thereof, who have Materially Participated in a Project that was awarded nine percent (9%) Tax Credits in the two previous funding rounds in which the Project costs exceeded the applicable Unit cost cap at the time of the Carryover-Ten Percent (10%) Test Application or the IRS Form 8609 Application.

5.17.3.6 Developers, Ownership Entities and the General Partners/managing, and any Affiliates members thereof, or any other persons determined by IFA to have an Identity of Interest or of personnel with any thereof, for whose project an IRS Form 8609 with Part II completed was not timely submitted to IFA.

5.17.4 Period to be Determined by IFA. The following Significant Parties and Affiliates thereof and the Projects with which they are associated may be deemed ineligible to participate in the LIHTC Program and shall not receive a Tax Credit Reservation for a period to be determined by IFA, based upon its review of all relevant facts, up to and including permanent debarment, and such Significant Parties and Affiliates thereof may be denied a Tax Credit Allocation at Carryover time or an IRS Form 8609 for the same period of time:

5.17.4.1 Significant Parties and Affiliates thereof who have Materially Participated in a Project that has received from IFA or from any other state who have:

1) been issued an IRS Form 8823 or the equivalent State Issued Notice of Noncompliance on which a box in the column headed "Out of compliance" has been checked and the corresponding column headed "Noncompliance corrected" has not been checked, or;

2) not been issued a subsequent IRS Form 8823 or the equivalent State Issued Notice of Noncompliance on which a box in the column headed “Noncompliance corrected” has been checked, or;
3) a history of repeated or significant Tax Credit compliance deficiencies, even if such significant Tax Credit compliance deficiencies have not resulted in an uncorrected IRS Form 8823.

IFA may consider mitigating or aggravating factors such as the number of instances of noncompliance, whether the noncompliance has been corrected, the speed with which the Project was brought back into compliance, and the degree of Control the Significant Party or Affiliate thereof in question has over the out-of-compliance Project.

Applicants are encouraged to work with their own compliance personnel and with IFA’s compliance staff to correct any outstanding issues. If corrections cannot be completed, the Applicant shall submit a detailed account of any noteworthy compliance issues or uncorrected IRS Form 8823’s that have been issued with respect to properties associated with any Significant Parties and Affiliates thereof.

5.17.4.2 Significant Parties and Affiliates thereof who fail to disclose any direct or indirect financial or other interest a member of the Project Qualified Development Team may have with another member of the Project Qualified Development Team or with the Project.

5.17.4.3 An Applicant who fails to disclose all known members of the Project Qualified Development Team.

5.17.4.4 Significant Parties and Affiliates thereof who have voluntarily agreed to be replaced as a General Partner/managing member of any previously approved LIHTC Project in Iowa or any other state as a result of performance issues.

5.17.4.5 Significant Parties and Affiliates thereof who, within the past seven years, have filed for bankruptcy, or been a party to an adverse fair housing settlement, or an adverse civil rights settlement.

5.17.4.6 Any syndicator, equity partner, private placement originator, limited partner or member of an LLC of a project from which, following the commencement of construction thru the issuance of an IRS Form 8609, the purchaser of Tax Credit equity withdraws.

APPENDIX H
IOWA ROSE PROGRAM REQUIREMENTS

SECTION 1. INTRODUCTION

The Iowa Renter to Ownership Savings Equity (ROSE) Program ("Program") is only for low-income tenants which are qualified under the LIHTC Program. This Program cannot be used in conjunction with State HOME Program funds. The Program has been established as an incubator to help tenants chosen for the Program ("Qualified Tenants"), move into homeownership. The Iowa Rose Program is for family projects (general population) only. Qualified Tenants will have the opportunity to buy their home of choice after the initial lease period or to purchase the Qualified Tenant's rental unit in the project at the end of the 15 year compliance period ("Compliance Period"), pursuant to IRC 42(h)(8)(1).

The Program Owner will rent single-family homes located within a project to persons interested in first-time homeownership under the Iowa ROSE. A desire for homeownership and a demonstrated willingness to address obstacles in obtaining and owning a home will be the focus of tenant selection and the services offered to the tenant, as outlined below. The Program is intended to help Qualified Tenants gain knowledge, training and savings to assist with home purchases.

SECTION 2. PROGRAM REQUIREMENTS

A. The Owner shall adopt and present an Iowa ROSE homeownership plan, ("Plan") in its Low Income Housing Tax Credit ("LIHTC") Allocation Application package. The Plan must demonstrate how the project will meet Program requirements and detail how the purchase price will be determined, including but not limited to the Qualified Tenant's monthly anticipated mortgage payment and tenant-paid utilities at the end of the Compliance Period. When the project is awarded tax credits the Plan will be included as an attachment to the Land Use Restrictive Covenants Agreement ("LURA").

B. Only detached single family homes, without an existing LURA, qualify for the ROSE program.

C. The Project shall be one hundred percent (100%) LIHTC.

D. All utilities shall be paid by the tenant.

E. The Owner will screen applicants per its tenant selection criteria and select tenants in conformity with the requirements of the LIHTC and ROSE Programs.

F. The Owner shall provide a prospective tenant a copy of Appendix G – Iowa ROSE Program Requirements. An acknowledgement of receipt will be obtained from an applicant accepted as a Qualified Tenant and maintained in the Qualified Tenant's lease file.

G. The Owner shall offer at no cost to Qualified Tenants personal homeownership counseling sessions with a housing counselor and document the date, time, place and content of these sessions. A housing counselor shall be an Iowa licensed residential insurance agent, real estate agent, personal financial planner, residential banker or accountant. Sessions should include but are not limited to helping a Qualified Tenant:
   1. Establish objectives in obtaining homeownership;
   2. Review progress;
   3. Identify areas of needed improvement; and
   4. Create a timetable to complete objectives.

H. The Owner shall offer at no cost to tenant's semi-annual property maintenance workshops and document the date, time, place and content of these workshops. Workshops should include but are not limited to helping a tenant:
    1. Become familiar with electrical, heating and plumbing systems;
    2. Address problems identified in maintenance inspections;
    3. Recognize and teach seasonal preventative maintenance; and
    4. Develop home maintenance skills.

I. Program Savings Account: In years 1 through 15 of the ROSE Program the Owner shall contribute a minimum of $50 of the tenants monthly rent to a ROSE Program Savings Account ("Program Savings"). Should a tenant vacate the Unit, the accumulated balance in the Program Savings allocated to this tenant shall be returned to such tenant. Interest earned on the account shall go to the tenant. The Program Savings is not a rental or security deposit. The landlord shall return savings to the tenant within 30 days from the date of termination of the tenancy.

J. Owners shall provide a plan to sell the house to an existing LIHTC tenant at the end of the Compliance Period. At the completion of the Compliance Period, the Unit shall be offered to the current tenant in accordance with Internal Revenue Code 42(i)(7), the Owner's Iowa ROSE updated and approved homeownership plan and the requirements of the Iowa ROSE Program, Appendix G.

K. The Owner shall provide a lease that specifies:

    1. A Qualified Tenant shall be delivered notice of right of first refusal to purchase said Qualified Tenant's rental unit ("Right of First Refusal") six months before the end of the Compliance Period (15^{th} year in the LIHTC Program); and
    2. A Qualified Tenant shall have the opportunity to participate in the Iowa ROSE Program and the Owner will deposit a Contribution (amount of Contribution) monthly on behalf of the tenants; and
    3. The Owner shall provide quarterly personal housing counseling sessions and semi-annual home maintenance workshops in which the tenants shall be encouraged to participate. Program Savings cannot be withheld from a Qualified Tenant for lack of attendance or non-participation in counseling or maintenance offerings; and
    4. Program Savings can be distributed prior to move-out if homeownership will be attained. Program Savings can be directly paid to the Qualified Tenant in obtaining homeownership. Evidence of purchase is required to release funds prior to the end of tenancy and this evidence must be documented in the tenant file; or
    5. A tenant has the right to be refunded Program Saving after tenancy ends. Program Savings will be returned within 30 days from the date of termination of the tenancy with receipt of the tenant's mailing address or delivery instructions for return. Documentation of the amount and date of return of the funds should be kept with the tenant file in accordance with file retention requirements.

L. The Owner shall include with its annual compliance submission, the following:

    1. A record of all monthly Program Savings deposits, distributions and a copy of the last bank statement for the year reported.
    2. Documentation of the Program Savings account contributions, withdrawals and distributions must be available during compliance reviews or as requested by IFA at its discretion.

M. The Owner shall deliver by certified mail, return receipt requested, to a Qualified Tenant at least six months before, but no earlier than seven months before, the end of the Compliance Period, an enforceable written offer of Right of First Refusal. A Qualified Tenant shall have six months after such notice to accept or reject the offer and at least six months after the end of the Compliance Period to close on the Qualified Tenant's unit.

N. The Owner shall not request a Qualified Contract pursuant to IRC 42 (h)(6)(F) until all Qualified Tenants have purchased and closed on their respective units or have not timely exercised their Rights of First Refusal.

1. If a Qualified Contract is not requested, any units not sold to tenants will remain as rental units in the LIHTC Program beyond the Compliance Period, an additional 15 years (the "Extended Use Period").
2. After all Qualified Tenants who elect to do so have exercised their Right of First Refusal and have closed on their respective units, the Owner can request a Qualified Contract for any remaining units pursuant to the Code and the Iowa Finance Authority processing requirements.
3. If a Qualified Contract is approved, the Section 42 rent requirements in favor of the existing tenants shall continue for a period of three years following the termination of the Extended Use Period.

O. The Owner shall have a Capital Needs Assessment performed for the project by a third-party contractor and make improvements as needed prior to offering the units for sale to the Qualified Tenants. Any replacement reserves available will be used to make improvements. If the reserves are not sufficient, the Owner will provide other sources of funds to make the needed repairs. The Owner may retain any security deposit for tenant damages in accordance with state law.

P. Before the Right of First Refusal is extended to the Qualified Tenants, the Owner shall provide IFA, for its approval, an updated initial Plan or a replacement Plan illustrating how the purchase price is being determined for each unit and attaching current market evidence of the Qualified Tenants' monthly anticipated mortgage payments and tenant-paid utilities. This updated or replacement Plan must be submitted to IFA by the end of the first month in year 15 of the Compliance Period, to allow IFA time to review and approve the updated or replacement Plan. This homeownership commitment must remain true to the tax credit program by ensuring that the opportunity for homeownership is directed at low-income households at an affordable price.

Q. The Owner shall be responsible for all project building and grounds maintenance, including the supplies and labor incident to such maintenance.

R. During the Compliance Period the Owner shall provide Qualified Tenants with quarterly homeownership bulletins, that shall address topics such as:
1. Homeownership programs and opportunities;
2. Home purchase financing options;
3. Home maintenance and landscaping techniques;
4. Successful homeowner profiles;
5. News from neighborhood organizations; and
6. Budget and consumer tips.

THE TENANT ACKNOWLEDGMENT AND UNDERSTANDING OF THE IOWA ROSE PROGRAM REQUIREMENTS

Acknowledgment and understanding with respect to the Iowa ROSE Program is entered into by and between Owner and Qualified Tenant(s) listed below. A "Qualified Tenant" is the Head of Household and/or Co-Head of Household.

Owner Entity Name: _____
Owner Name: _____
Authorized Agent
for the Owner: _____
Name: _____
Title: _____

___________________________________ _____
Signature of Owner or Authorized Agent DATE

If an accommodation for a disability is needed, an accommodation request should be submitted in writing to the Owner. (If an accommodation request is provided orally, the Owner must document the request in writing, including the person making the request, what accommodation was requested, and date of the request).

By Qualified Tenant(s):

___________________________________ _____
DATE

___________________________________ _____
DATE

___________________________________ _____
DATE

A copy of this fully executed Acknowledgment and Understanding shall be kept in the tenant file.

IOWA FINANCE AUTHORITY

THE OWNER/GP ACKNOWLEDGMENT AND UNDERSTANDING OF THE IOWA ROSE PROGRAM REQUIREMENTS

Acknowledgment and understanding with respect to the Iowa Finance Authority's Iowa ROSE Program is entered into by the Owner and General Partner at the time of application for Low Income Housing Tax Credits.

Project Name: _____
Owner Entity Name: _____

Signature of Authorized Representative of the Owner Entity DATE

Signature of Authorized Representative of the General Partner/Managing Member DATE

The Owner shall upload a copy of the Iowa ROSE Homeownership Plan and a signed copy of this Acknowledgment of Understanding under 2S of the on-line Application.

APPENDIX I
IOWA OPPORTUNITY INDEX CENSUS TRACTS

The "high" and "very high" opportunity areas were calculated as part of the State of Iowa's Analysis of Impediments to Fair Housing Choice. IFA and IEDA are required to conduct such an analysis because both agencies administer HUD funding. One of the components of the Analysis is to identify Opportunity Areas.

HUD adapted the Communities of Opportunity model to calculate opportunity index scores for each census block group on several dimensions. Each dimension analyzed for Iowa's Analysis of Impediments to Fair Housing Choice includes a collection of variables describing conditions for each census tract in the State.

- **Labor Market Engagement** measures the level of employment, labor force participation, and educational attainment in each neighborhood to describe its local human capital.

- **Job Access** gives each census tract a score based on distance to all job locations, weighting larger employment centers more heavily. The distance from any single job location is positively weighted by the number of job opportunities at that location and inversely weighted by the labor supply (competition) of the location.

- **School Proficiency** uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby. Rates of proficient scores for both the reading and math exams are combined into one overall score for each school district.

The objective of pinpointing Opportunity Areas is to identify places that are good locations for investment that may not have been selected based on other criteria. This identification allows for balance investment across neighborhoods that offer opportunities and advantages for families.

As stated in 6.2.3 – Iowa Opportunity Index Census Tracts, Projects located in a census tract that is identified as a very high or high opportunity area as shown in Appendix I – Iowa Opportunity Index in the Application Package.

Very High Opportunity Area	5 points
High Opportunity Area	3 points

If a Scattered Site Project, all building addresses shall be located in a qualifying opportunity index census tract to be eligible for points. If buildings are in different categories of qualifying opportunity index census tracts, the lesser points shall be awarded.

HIGH	Grade3idx
County	**Census Tract**
Allamakee County	960300
Audubon County	70200
Black Hawk County	2500
Black Hawk County	2400
Black Hawk County	2601
Black Hawk County	2301
Black Hawk County	2304
Black Hawk County	2603
Boone County	20100
Bremer County	4200
Bremer County	4000
Bremer County	4100
Buchanan County	950400
Buchanan County	950500
Buena Vista County	960100
Calhoun County	950400
Carroll County	960400
Carroll County	960300
Cass County	190500
Cerro Gordo County	950700
Cherokee County	80100
Chickasaw County	70400
Clay County	80300
Clinton County	900
Clinton County	600
Clinton County	500
Clinton County	400
Dallas County	50805
Dallas County	50809
Dallas County	50812
Dallas County	50803
Dallas County	50807
Delaware County	950300
Des Moines County	900

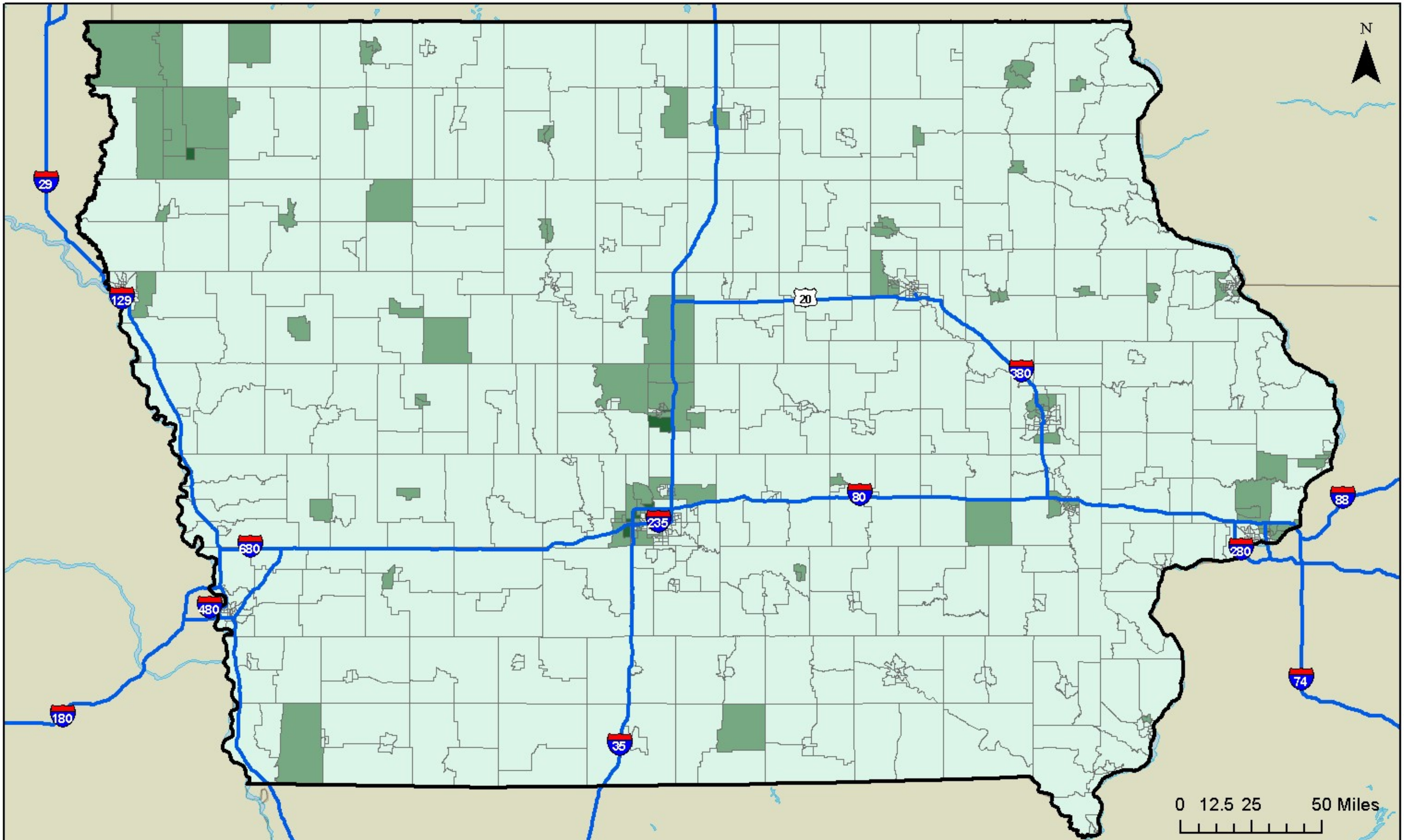
HIGH	Grade3idx
County	**Census Tract**
Dickinson County	450500
Dickinson County	451100
Dubuque County	1204
Dubuque County	1205
Dubuque County	801
Dubuque County	10500
Dubuque County	10104
Fayette County	80100
Fremont County	970100
Hamilton County	960200
Hancock County	270100
Humboldt County	970400
Humboldt County	970300
Ida County	90300
Iowa County	960400
Johnson County	301
Johnson County	2300
Johnson County	400
Johnson County	600
Johnson County	100
Johnson County	1500
Johnson County	1300
Johnson County	302
Kossuth County	950500
Kossuth County	950400
Linn County	207
Linn County	901
Linn County	3002
Linn County	203
Linn County	902
Linn County	205
Linn County	206
Linn County	201
Lyon County	950200

HIGH	Grade3idx
County	**Census Tract**
Lyon County	950300
Marion County	30200
Marion County	30300
O'Brien County	490300
Osceola County	460100
Plymouth County	970200
Polk County	11026
Polk County	11113
Polk County	10407
Polk County	11701
Polk County	10212
Polk County	11300
Polk County	11028
Polk County	10404
Polk County	11112
Polk County	11027
Polk County	11021
Polk County	11404
Polk County	10203
Polk County	10102
Polk County	4004
Polk County	11206
Polk County	3200
Polk County	10211
Polk County	4100
Polk County	11114
Poweshiek County	370300
Sac County	80400
Scott County	13600
Scott County	13702
Scott County	10201

HIGH	Grade3idx
County	**Census Tract**
Scott County	13706
Scott County	13705
Scott County	13100
Scott County	13200
Scott County	12902
Scott County	10202
Scott County	12901
Scott County	10102
Shelby County	960300
Sioux County	70700
Sioux County	70200
Sioux County	70100
Sioux County	70500
Sioux County	70300
Story County	1000
Story County	400
Story County	200
Story County	100
Story County	300
Story County	10600
Story County	1200
Story County	1100
Story County	1301
Story County	10300
Wayne County	70100
Winneshiek County	950300
Winneshiek County	950200
Woodbury County	940200
Woodbury County	3300

VERY HIGH	Grade3idx
County	**Census Tract**
Dallas County	50811
Polk County	11203
Polk County	10406
Polk County	11702

VERY HIGH	Grade3idx
County	**Census Tract**
Scott County	13703
Sioux County	70600
Story County	1302
Story County	900



LEGEND

Composite Opportunity Index

A composite index based on the Jobs Proximity, Labor Market Engagement, and School Proficiency Indices.

Composite Index

- Low
- High
- Very High

- Iowa State Boundary
- Census Tracts 2010
- Freeway

Data Sources: 2020 HUD, TIGER/Line, Esri Data

APPENDIX J
BUILDING STANDARDS

Preliminary site plan and floor plans are to be submitted with the Application to IFA. The Applicant shall meet local, state and federal standards that apply to the Project.

1. 2015 International Building Code adopted and published by the International Code Council.
2. 2015 International Existing Building Code adopted and published by the International Code Council.
3. 2015 International Residential Code adopted and published by the International Code Council (excepting paragraphs R313.1 and R313.2; sprinklers are not required in single family or townhomes separated by 2 hr. fire walls).
4. 2015 International Fire Code adopted and published by the International Code Council.
5. 2015 International Mechanical Code adopted and published by the International Code Council.
6. 2012 Uniform Plumbing Code adopted by the International Association of Plumbing and Mechanical Officials.
7. 2014 National Electric Code adopted by the National Electrical Code Committee and published by the National Fire Protection Association, Inc.
8. 2015 International Energy Conservation Code adopted by the International Code Council.
9. Iowa Administrative Code, including but not limited to the following Chapters: 300 (Administration), 301 (General Provisions), 302 (Accessibility of Building), 303 (Energy Conservation), and 350 (State Historic Building), and 25 (State Plumbing Code).
10. Uniform Federal Accessibility Standards provided in 24 CFR Part 8 and delineated in the American National Standards Institute Standard 2007 A117.1.
11. The Americans with Disabilities Act 1990 provided by the Federal Department of Justice.
12. The Federal Fair Housing Act of 1988 including Title VI of the Civil Rights Act of 1964, Section 109 of the Housing and Community Development Act of 1974, Title VIII of the Civil Rights Act of 1968, Section 3 of the Housing and Urban Development Act of 1968, Executive Order 11063, Section 504 of the Rehabilitation Act of 1973.
13. For adaptive reuse/rehabilitation, the Lead Base Paint Poisoning Prevention Act, the Department of Housing and Urban Development (HUD) Guidelines for the Evaluation and Control of Lead Based Paint Hazards, Environmental Protection Administration (EPA) and Occupational Safety and Health Act (OSHA) provisions shall apply when applicable.
14. For adaptive reuse/rehabilitation, if applicable, State Historic Preservation Office (SHPO) clearance Section 106 of the National Historic Preservation Act, 36 CFR Part 800 for Projects receiving any direct federal funding (HOME or categorical grant) or affecting properties listed in the National Register of Historic Places, or in a designated historic preservation district or zone.